



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Acting Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN CONSTRUCTION AND LAND USE**

Application Number: 2204949

Applicant Name: Marcelino Latorre

Address of Proposal: 1508 22nd Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 3,992 sq. ft. and B) 2,000 sq. ft. Existing structure to remain.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

BACKGROUND DATA

Site Description

This 5,992 sq. ft. site is zoned Lowrise Duplex Triplex (LDT). The site is located on the southeast corner of 22nd Avenue South and South Atlantic Street about half a block south of

Interstate 90, one block east of Rainier Avenue South, and one block west of 23rd Avenue South. The lot is developed with a single family residence on the southwest portion of the site. The site is not located in a mapped critical area. The street is improved with curbs and sidewalks. An alley adjoins the south side of the lot.

Area Development

Development in the vicinity consists primarily of single family residences, duplexes, and triplexes on lots of varying shapes and sizes. The heavy volume of traffic along Interstate 90, Rainier Avenue South, and 23rd Avenue South produces vehicle noise and airborne particulates in the vicinity.

Proposal

The proposal is to short subdivide one platted lot into two lots. Each lot would have the following lot areas: Parcel A – 3,992 sq. ft., Parcel B – 2,000 sq. ft. Vehicular access to Parcel A could be from either 22nd Avenue South or South Atlantic Street. Vehicular access to Parcel B would be from the adjoining alley to the south. Parcels A and B would have a standard rectangular shape except for a triangle shaped portion at the rear of the lot between Parcels A and B.

Comment

No comment letters were received during the comment period which ended November 6, 2002.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;
2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
4. Whether the public use and interests are served by permitting the proposed division of land;
5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;

6. Is designed to maximize the retention of existing trees;
7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. There is no minimum lot size requirement in the Lowrise Duplex Triplex zone. Both parcels would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcel A would have street frontage on 22nd Avenue South but obtain vehicular access from the alley. Parcel B would have vehicular access off of either South Atlantic Street or 22nd Avenue South. The street in front of the site is improved to the standards of the SF 5000 zone and has curbs and sidewalks. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. In addition, a standard fire hydrant is located approximately 420 ft. from the property line in 22nd Avenue South which will provide ready access to a standard gauge and pressure watermain to accommodate adequate fire response to both Parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities and will not require an easement.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

This area has been separated with the installation of a 12 inch public storm drain (PSD) in South Massachusetts Street. The survey provided, and the City's GIS records indicate that there is curb and gutter along 22nd Avenue South to convey stormwater runoff along the street edge to the PSD which in turn discharges to a Designated Receiving Water. Plan review requirements will be made at the time of the building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5000 square feet of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and SMC 22.802.020, may be required.

There is an existing standard 8 in. water main in 22nd Avenue South.

The existing structure located upon proposed Lot B is connected by means of a single sidesewer to an 8 inch public sanitary sewer (PSS) located in 22nd Avenue South. This mainline was originally installed as a combined sewer, and as such, there are likely to be downspouts and area drains still connected to what is now considered, for purposes of

redevelopment, a sanitary sewer. The applicant should contact the drainage and sidesewer counter at the Department of Design Construction and Land Use for a sidesewer permit.

4. The objective of the Lowrise Duplex Triplex zone is to increase opportunities for new housing development in order to ensure that there will be adequate capacity future housing need. An equally important objective is to ensure that new development is compatible with neighborhood character. This short plat will sensitively increase the scale and intensity of development in the neighborhood while also attempting to minimize the impacts on existing character. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in an environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. There are no existing trees on the site.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____". If necessary, renumber the pages.
3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set

shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.

Conditions of Approval Upon Application for Construction Permits

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Signature: _____ (signature on file) Date: _____ February 27, 2003
Malli Anderson
Land Use Planner
Land Use Services

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